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7 UNITED STATES DISTRICT COURT
8 DISTRICT OF NEVADA
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10 LAS VEGAS RENTAL & REPAIR LLC,
11 SERIES 55,

12 Plaintiff,

13 v.

14 GEORGE ETTENSPERGER, *et al.*,

15 Defendants.

16 And Related Counterclaims.

Case No. 2:15-cv-1703-LDG (PAL)

ORDER

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18 The plaintiff, Las Vegas Rental & Repair LLC, Series 55 (LVRR #55), filed this
19 action in state court alleging claims for quiet title, declaratory relief, unjust enrichment, and
20 injunctive relief. Defendant Federal National Mortgage Association (Fannie Mae) removed
21 the action. LVRR#55 moves to remand the matter (#10), which motion Fannie Mae has
22 opposed (#12). The Court will deny the motion.

23 This Court has “federal question jurisdiction over claims brought by or against
24 Fannie Mae.” *Lightfoot v. Cendant Mortg. Corp.*, 769 F.3d 681, 683 (9th Cir. 2014).


25 LVRR #55 asks this court to exercise its discretion and abstain from hearing this
26 matter pursuant to either the *Brillhart* abstention doctrine (*see Brillhart v. Excess Ins. Co.*,

1 316 U.S. 491 (1942)), the *Colorado River* abstention doctrine (see *Colorado River Water*
2 *Conservation District v. United States*, 424 U.S. 800 (1976), the *Burford* abstention doctrine
3 (see *Burford v. Sun Oil Co.*, 319 U.S. 315 (1943), or the *Pullman* abstention doctrine (see
4 *Railroad Commission v. Pullman Co.*, 312 U.S. 496 (1941). The Court will decline to
5 exercise its discretion to abstain from hearing this matter under any of these doctrines.

6 Therefore,

7 THE COURT **ORDERS** that Plaintiff's Motion to Remand (#10) is DENIED.

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9 DATED this 14 day of January, 2016.

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12 Lloyd D. George
13 United States District Judge
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